



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331

<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

April 12, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

28 April 12, 2016

LORI GLASGOW
EXECUTIVE OFFICER

**CONSTRUCTION RELATED CONTRACT
HALL OF JUSTICE CAFETERIA PROJECT
ESTABLISH CAPITAL PROJECT
APPROVE TOTAL PROJECT BUDGET
AUTHORIZE AWARD OF SOLE-SOURCE CONSULTANT SERVICES AGREEMENT
SPECS. 7378; CAPITAL PROJECT NO. 70999
(SUPERVISORIAL DISTRICT 1)
(3 VOTES)**

SUBJECT

The recommended actions will establish the Hall of Justice Cafeteria project, Capital Project No. 70999; approve the project scope and budget; and authorize the Director of Public Works or her designee to execute a sole-source agreement for architectural/engineering services with AC Martin.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the Hall of Justice Cafeteria project was previously approved by the Board and found to be within the scope of the previously certified Environmental Impact Report and that the recommended actions are within the scope of the previous approval.
2. Establish Capital Project No. 70999 within the Fiscal Year 2015-16 Capital Projects/Refurbishments budgets for the Hall of Justice Cafeteria project.

3. Approve the project and total project budget of \$1,962,000, which includes construction, change order contingency, equipment, consultant services, miscellaneous expenditures, and County services funded by remaining bond proceeds from the Hall of Justice Repair and Reuse project.
4. Approve the project and authorize the Director of Public Works or her designee to award and execute a sole-source consultant services agreement with AC Martin to provide architectural/engineering design services for the Hall of Justice Cafeteria project for a \$146,017 not-to-exceed fee.
5. Delegate authority to the Director of Public Works or her designee to supplement the initial not-to-exceed amount of \$146,017 by up to 25 percent.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find that the Hall of Justice Cafeteria project previously approved by the Board, is within the scope of the previous certified Environmental Impact Report for the Hall of Justice Repair and Reuse project; establish the proposed Hall of Justice Cafeteria project, Capital Project No. 70999; approve the project budget; and authorize the Department of Public Works to proceed with award and execution of a sole-source consultant services agreement with AC Martin to provide architectural/engineering design services for the proposed project.

As part of the design and construction of the Hall of Justice Repair and Reuse project, the project's design-build architectural/engineering firm, AC Martin, designed a cafeteria for the project. However, during construction of the project, the project delivery team opted to not perform the cafeteria work and focus on completing the project. The Hall of Justice Repair and Reuse project has been completed with sufficient funding remaining to fund the eliminated cafeteria build out.

This action will facilitate completing the cafeteria project using existing bond proceeds and will authorize the design builder's architect, AC Martin, to finalize the previously designed plans to accomplish this project.

The scope of the proposed project includes completion of design and construction of the cafeteria, dining room, servery area, and kitchen, including installation of major fixed kitchen equipment. All of these elements were part of the original cafeteria design performed by AC Martin.

Cafeteria operations will be performed by the Sheriff's Department, not via contract with an outside operator.

It is recommended that the Board authorize a sole-source contract with AC Martin to update their existing designed plans for the cafeteria and for AC Martin to remain as the designer on this proposed project. Retaining AC Martin would be the most cost-effective and efficient way to design this proposed project because they are most familiar with the facility and would be able to assist the County with accelerating the construction documents and construction of the proposed project to meet the dining area demands at the Hall of Justice. As the original designer of record of the cafeteria documents, AC Martin is in a unique position to update and administer their own design, without the necessity of significant additional time and expense

to reevaluate that design, which would be required if another design firm were brought in to take over the design as their own.

Green Building/Sustainable Design Program

The project will comply with the Board's Green Building/Sustainable Design program. The facility was designed and constructed to achieve the United States Green Building Council's Leadership in Energy and Environmental Design Gold level certification by incorporating sustainable design features to optimize energy and water use, enhance the sustainability of the site, improve indoor environmental quality, and maximize the use and reuse of sustainable and local resources. In addition, having a cafeteria in the facility will reduce vehicle travel to other dining destinations.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1) by maximizing the effectiveness of process, structure, and operations to support timely delivery of customer-oriented and effective public services. It also directs that we ensure fiscal sustainability by strengthening and enhancing the County's capacity to sustain essential County services through proactive and prudent fiscal policies and stewardship. Lastly, it directs us to provide Integrated Services Delivery (Goal 3) by maximizing opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services. Proceeding with the Hall of Justice Cafeteria project for use by the County's Office of the District Attorney, Sheriff's Department, and the general public is consistent with these strategic plan goals.

FISCAL IMPACT/FINANCING

The total cost for the proposed Hall of Justice Cafeteria project is currently estimated at \$1,962,000, including construction, change orders, kitchen equipment, consultant services, miscellaneous expenditures, and County services. The proposed project will be funded using remaining bond proceeds from the Hall of Justice Repair and Reuse project. Any expenditure deemed ineligible for payment via bond proceeds will need to be funded by the Sheriff's Department and the Office of the District Attorney's operating budgets. The Chief Executive Office will also work closely with Public Works, the Office of the District Attorney, and Sheriff's Department to ensure planned project-related expenditures meet the criteria for reimbursement under bond financing.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard consultant contract, in a form previously approved by County Counsel would be used that contains terms and conditions supporting the Board's ordinances, policies, and programs, including, but not limited to: County's Greater Avenues for Independence and General Relief Opportunities for Work Programs, Contract Language to Assist in Placement of Displaced County Workers, Notice to Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015).

Civic art was previously included in the Hall of Justice Repair and Reuse project with a budget of \$1,000,000. Therefore, civic art is not required for this project.

ENVIRONMENTAL DOCUMENTATION

In June 2006, the Board certified an Environmental Impact Report for the Hall of Justice Repair and Reuse project and a Mitigation Monitoring and Reporting program was adopted. The Environmental Impact Report analyzed the impacts from the build out of the planned interior and exterior improvements to the building. In July 2011, the Board approved execution by the Director of Public Works or her designee of the design-build contract with Clark Construction Group. The contract included the design for the approximate 4,700-square-foot cafeteria. The project scope for the cafeteria project has not changed since the time of approval. There have been no substantial changes proposed to the project or to the circumstances under which the project will be undertaken that would require major revisions of the Environmental Impact Report due to the involvement of increased or new significant environmental effects.

Upon approval of the recommended actions, Public Works will file a Notice of Determination with the Registrar-Recorder/County Clerk in accordance with Section 21152(a) of the California Public Resources Code.

CONTRACTING PROCESS

A standard agreement, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the contract.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended services.

CONCLUSION

Please return one adopted copy of this Board letter to the Department of Public Works' Project Management Division II.

The Honorable Board of Supervisors

4/12/2016

Page 5

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

GAIL FARBER

Director

GF:JFK:ec

c: Auditor-Controller
Chief Executive Office (Capital Programs
Division)
County Counsel
District Attorney
Sheriff's Department
Office of County Wide Contract
Compliance
Department of Public Social Services
(GAIN/GROW Program)